118.0	0005	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,300 /	704,300
					USE VALUE:	704,300 /	704,300
					ASSESSED:	704,300 /	704,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCK JACQUELINE	
Owner 2:		
Owner 3:		
Street 1:	123 WRIGHT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,039 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 1641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6039.000	283,500		420,800	704,300
Total Card	0.139	283,500		420,800	704,300
Total Parcel	0.139	283,500		420,800	704,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.24 | /Parcel: 429.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	76429
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9199!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,500	0	6,039.	420,800	704,300	704,300	Year End Roll	12/18/2019
2019	101	FV	225,100	0	6,039.	414,800	639,900	639,900	Year End Roll	1/3/2019
2018	101	FV	225,100	0	6,039.	318,600	543,700	543,700	Year End Roll	12/20/2017
2017	101	FV	225,100	0	6,039.	300,600	525,700	525,700	Year End Roll	1/3/2017
2016	101	FV	225,100	0	6,039.	276,500	501,600	501,600	Year End	1/4/2016
2015	101	FV	216,200	0	6,039.	258,500	474,700	474,700	Year End Roll	12/11/2014
2014	101	FV	216,200	0	6,039.	238,100	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	216,200	0	6,039.	238,100	454,300	454,300		12/13/2012

PRINT

Date	Time
12/10/20	23:42:19

LAST REV

Date	Time
10/02/18	09:18:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9199

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11720-328		8/6/1969		27,000	No	No		N

USER DEFINED

Prior Id # 1:	76429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	355	PATRIOT
4/27/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6039		Sq. Ft.	Site		0	70.	1.00	6									420,819						420,800	

Total AC/HA: 0.13864 | Total SF/SM: 6039 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,819 | Spl Credit | Total: 420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00600004
Adj $ / SQ:	183.344
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385250
Depreciation:	101706
Depreciated Total:	283544

COMMENTS

PDAS / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB 1		

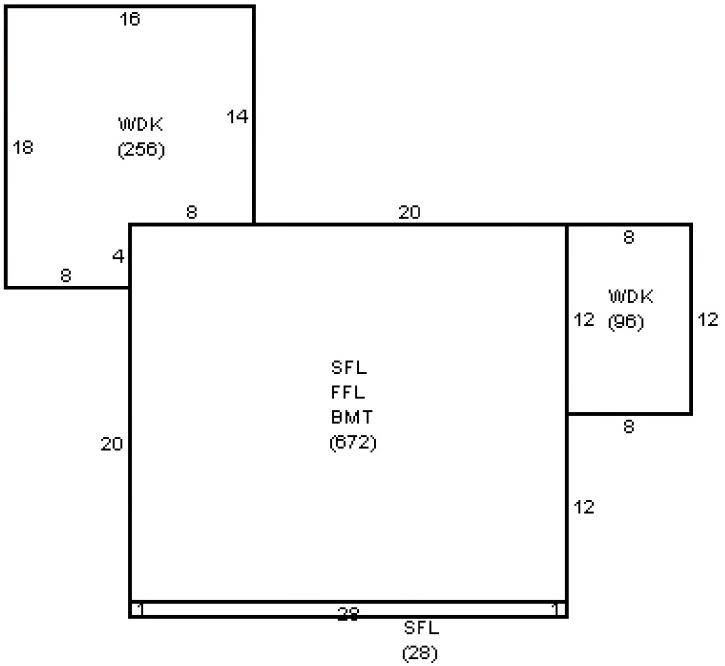
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.34
Special Features:	0	Val/Su Net:	118.32
Final Total:	283500	Val/Su SzAd	206.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	183.340	128,340
BMT	Basement	672	69.300	46,572
FFL	First Floor	672	183.340	123,207
WDK	Deck	352	8.890	3,131

Net Sketched Area:	2,396		Total:	301,250	
Size Ad	1372	Gross Are	2396	FinArea	1641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: